

CITY of SARATOGA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	31,100
Annual Single-Family Units Permitted (1996-98, Avg.):	70
Annual Multi-Family Units Permitted (1996-98, Avg.):	0
Total Annual Residential Units Permitted (1996-98, Avg.):	70

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input type="checkbox"/> 13. Water Connection Fees	-	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	N

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

Park In-Lieu Fees (1998)- park fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No-the city is built out

ii. Expected Location of New Subdivision in this Jurisdiction:

Any remainder parcels throughout the city

iii. Expected Environmental Assessment Determination:

Negative Declaration¹

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Mitigation Monitoring Program; Development Agreement
-Typical Reporting:	-geotechnical, horticulture, traffic, others required depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	125.00
Private Garage Valuation Price per Sq. Ft.	50.00
Total Valuation per Unit	332,500
Total Valuation per 25 Unit Subdivision Model	8,312,500

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,500
Zone Change Application Fee	flat		3,500
Planned Unit Development Fee	flat		-
Document Storage Fee	flat		150
Tentative Map Fee	5000 flat + 150/lot over 10		7,250
Final Map Fee ²	2500 + 25% surcharge + 500/1st lot + 100/add'l lot		6,025
Environmental Assessment / Neg Dec Fee	flat		1,500
Subtotal Planning Fees			21,925

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,736	43,400
Architectural Plan Check Fee	65% of Bldg Permit Fee	1,128	28,200
Fire Department Plan Check Fee	flat		100
Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		12,000
Improvement Inspection Fee	200% of Improvement Plan Check Fee		24,000
Grading Plan Check Fee	flat		425
Electrical Permit Fee	2500sf @ 0.30/sf	75	1,875
Plumbing Permit Fee	2500sf @ 0.30/sf	75	1,875
Heating & Air Conditioning Permit Fee	2500sf @ 0.20/sf	50	1,250
Electrical Plan Check Fee	25% of Electrical Permit Fee @ 18.75/unit		469
Plumbing Plan Check Fee	25% of Plumbing Permit Fee @ 18.75/unit		469
Heating & Air Conditioning Plan Check Fee	25% of Heating & Air Conditioning Permit Fee @ 12.50/unit		313
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	33.25	831

Blueprint, Microfilm, Copy Fees	30 @ 0.50/sheet	15
Grading Permit Fee	schedule based on CY	7,725
Energy Calculation Review Fee	flat per unit 188	4,700
W. Valley Sanit'n Dist. - Sewer Pln Chk Fee	2% of Sewer Improvement val'n (26,700)	534
W. Valley Sanit'n Dist. - Sewer Inspection Fee	8% of Sewer Improvement val'n (26,700)	2,136
W. Valley Sanit'n Dist. - Sewer Permit Fee ³	flat per unit 165	4,125
Subtotal Plan Check, Permit & Inspection Fees		134,442

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Park Development Fee ⁴	9315/ new lot	9,315	232,875
Saratoga USD - School Impact Fees	1.84 / sf	4,600	115,000
W. Valley Sanit'n Dist. - Sewer Impact Fee	flat per unit	1,000	25,000
Subtotal Infrastructure, Impact & District Fees			372,875

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	529,242
Total Fees per Unit (total from above / 25 units)	21,170

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	Saratoga Ave.
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards; landscaping, frontage improvements
-Typical Reporting:	-geotechnical, horticulture, traffic, others required depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	125.00
Private Garage Valuation Price per Sq. Ft.	50.00
Total Valuation per Model	332,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Design Review Fee	flat		3,500
Subtotal Planning Fees			3,500

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,736	1,736
Architectural Plan Check Fee	65% of Bldg Permit Fee	1,128	1,128
Fire Department Plan Check Fee	flat		100
Grading Plan Check Fee	flat		425

Electrical Permit Fee	2500sf @ 0.30/sf	75	75
Plumbing Permit Fee	2500sf @ 0.30/sf	75	75
Heating & Air Conditioning Permit Fee	2500sf @ 0.20/sf	50	50
Electrical Plan Check Fee	25% of Electrical Permit Fee @ 18.75/unit		19
Plumbing Plan Check Fee	25% of Plumbing Permit Fee @ 18.75/unit		19
Heating & Air Conditioning Plan Check Fee	25% of Heating & Air Conditioning Permit Fee @ 12.50/unit		13
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	33.25	33
Blueprint, Microfilm, Copy Fees	15 @ 0.50/sheet		8
Grading Permit Fee	schedule based on CY		1,725
Energy Calculation Review Fee	flat per unit	188	188
W. Valley Sanit'n Dist. - Sewer Permit Fee ³	flat per unit	165	4,125
Subtotal Plan Check, Permit & Inspection Fees			9,719

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Saratoga USD - School Impact Fees	1.84 / sf	4,600	4,600
W. Valley Sanit'n Dist. - Sewer Impact Fee	flat per unit	1,000	1,000
Subtotal Infrastructure, Impact & District Fees			5,600

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	18,819
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? No-the city is built out.

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: Within redeveloping commercial districts.

iii. Expected Environmental Assessment Determination: Negative Declaration¹

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-open space as a design requirement
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Mitigation Monitoring Program; Developmentt Agreement
-Typical Reporting:	-geotechnical, horticulture, traffic, others required depending on the site

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	78.30
Private Garage Valuation Price per Sq. Ft.	24.90
Total Valuation per Unit	83,280
Total Valuation per 45 Unit Subdivision Model	3,747,600

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,500
Zone Change Application Fee ⁵	flat		3,500
Planned Unit Development Fee	flat		-
Document Storage Fee	flat		150
Design Review Fee	flat		5,000
Environmental Assessment / Neg Dec Fee	flat		1,500
Subtotal Planning Fees			13,650

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,190	53,550
Architectural Plan Check Fee	65% of Bldg Permit Fee	774	34,830
Fire Department Plan Check Fee	flat		100
Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		12,000
Improvement Inspection Fee	200% of Improvement Plan Check Fee		24,000
Grading Plan Check Fee	flat		425
Electrical Permit Fee	1000sf @ 0.35/sf	35	1,575
Plumbing Permit Fee	1000sf @ 0.30/sf	30	1,350
Heating & Air Conditioning Permit Fee	1000sf @ 0.25/sf	25	1,125
Electrical Plan Check Fee	25% of Electrical Permit Fee @ 8.75/unit		394
Plumbing Plan Check Fee	25% of Plumbing Permit Fee @ 7.50/unit		338
Heating & Air Conditioning Plan Check Fee	25% of Heating & Air Conditioning Permit Fee @ 6.25/unit		281
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.50	608
Blueprint, Microfilm, Copy Fees	30 @ 0.50/sheet		15
Grading Permit Fee	schedule based on CY		6,225
Energy Calculation Review Fee	flat per unit	188	8,460
W. Valley Sanit'n Dist. - Sewer Plan Check Fee	2% of Sewer Improvement val'n (30,000)		600
W. Valley Sanit'n Dist. - Sewer Inspection Fee	8% of Sewer Improvement val'n (30,000)		2,400
W. Valley Sanit'n Dist. - Sewer Permit Fee ³	flat per unit	165	7,425
Subtotal Plan Check, Permit & Inspection Fees			155,701

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Saratoga USD - School Impact Fees	1.84 / sf	1,840	82,800
W. Valley Sanit'n Dist. - Sewer Impact Fee	flat per unit	1,000	45,000
Subtotal Infrastructure, Impact & District Fees			127,800

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	297,151
Total Fees per Unit (total from above / 45 units)	6,603

Notes: ¹ Depending on the location the development could require a full Environmental Impact Report. If so, the developer would be charged the actual cost charged by the consultant, plus a 10% surcharge for staff analysis, and a 25% surcharge for the City's indirect costs.

² The \$2500 is an estimate of the actual city surveyor costs.

³ This is an estimate. Permit fees range from \$70-255. Also, additional sewer related fees may apply based on the location of the lot.

⁴ Only applies to any new lots that are created.

⁵ If a Zone Change intensifies the current zoning, than a General Plan Amendment and the Zone Change would require a vote by the populous. Therefore, the cost of holding the election would be charged to the developer.